

## Bat Survey Report

Keepers Cottage,  
Northcote Road,  
Langho,  
BB6 8BD

30.06.2022



Report prepared by:  
Dave Anderson  
Batworker.com  
[Dave@Batworker.com](mailto:Dave@Batworker.com)  
07894 338290

## **Summary**

In June 2022 Batworker consultancy was commissioned to undertake a survey of Keeper's Cottage, Northcote Road, Langho, BB6 8BD to assess the potential for use by bats and breeding birds.

A daytime survey was carried out on 16<sup>th</sup> June 2022 to support development plans , this was followed up with an emergence survey on 24<sup>th</sup> June 2022.

**The building is considered to offer low potential for roosting bats.**

**No evidence was recorded to suggest bats were roosting within the building.**

**No bats were observed or recorded using the building for roosting.**

**No bats were recorded emerging from the building.**

**The surveyor considers survey effort to be reasonable to assess the roost potential of the building and no further survey work is deemed appropriate.**

**The surveyor does not consider the proposed development and change of use is likely to result in a breach of the Conservation (Natural Habitats &c.) Regulations 1994 (as amended) therefore the proposed development does not require an EPS Licence (EPSL) to proceed lawfully.**

## Introduction

In June 2022 Batworker consultancy was commissioned to undertake a survey of Keeper's Cottage, Northcote Road, Langho, BB6 8BD to assess the potential for use by bats and breeding birds.

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## Survey and Site Assessment

### Objectives of the survey

The survey was carried out to determine roost potential of the building, current usage by bats, and other protected species, of the site and to establish status of the bat species using the site prior to development work being carried out.

### Survey site location



A central grid reference for the site is SD7017935859

## Site Description

The property consists of a stone built two storey house with double pitched slate roof, a two storey extension is present to the rear and an adjoining single storey tiled roof extension is present on the northern gable. External walls are generally well pointed and rendered, however gaps are present at wall top level on gable ends.

Roof slates and tiles are generally close fitting, with no obvious lifted, slipped or missing slates. and the ridge is well sealed.

The property can be considered to offer low bat potential.



## **Pre Existing data on local bat species**

A search of the MAGIC ([www.magic.gov.uk](http://www.magic.gov.uk)) website revealed no EPS licence applications within a 1km radius.

From personal experience of surveying for and researching bats in Lancashire, Yorkshire and Cumbria, the following species were considered.

Common Pipistrelle – known to roost on sites where suitable foraging habitat is available.

Soprano Pipistrelle – known to roost on sites where suitable foraging habitat is available.

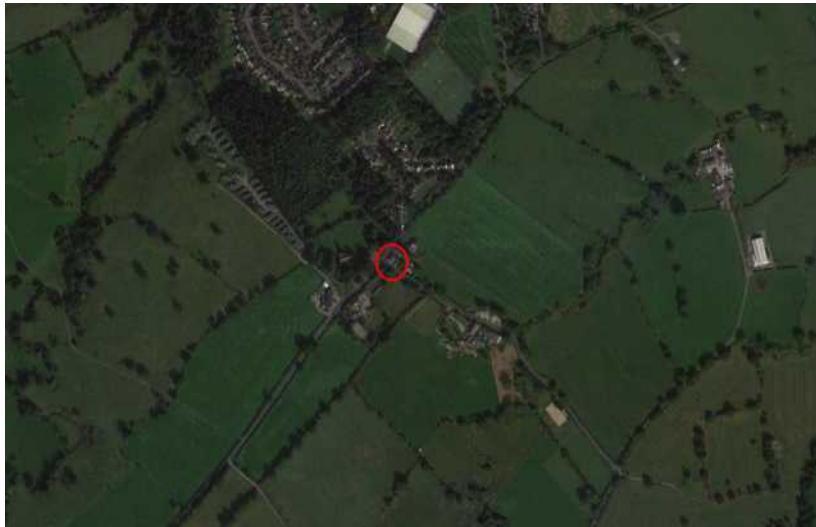
Whiskered/Brandt's – species often found roosting in buildings close to woodland.

Natterer's – a typical upland bat, often associated with woodland, but with foraging bats being recorded high on heather moorland. Often roosting in barns.

Daubenton's – a species commonly associated with aquatic habitats.

Long Eared bat – a typically woodland species which has been recorded foraging over in bye meadows and rough grassland sites. Often roosting in barns.

## **Habitat**



The property is located in an semi rural position, with surrounding habitat consisting of a mosaic of mature domestic gardens, semi improved and improved grassland with mature hedgerow and scattered deciduous tree cover on field boundaries. Semmi natural deciduous woodland is located within 500 of the site to the west.

Connectivity to the wider landscape is good. Bat foraging potential is moderate.

## Field Survey Methodology

### Visual inspection

An inspection was carried out to search for and identify potential feeding perches, roosting opportunities and signs of bat use both internally and externally. The visual inspection focussed on searching for feeding remains and bat droppings both within the building and on external walls. Crevices and other potential roost sites were investigated for smear/grease marks, lack of cobwebs, urine staining.

Equipment used included:

- ! Exposure Diablo 1300 lumen LED torch
- ! SeeSnake CA 300 video endoscope
- ! Opticron close focusing binoculars

### Personnel

All surveys were conducted by Dave Anderson MSc, Natural England Science, Education and Conservation bat licence holder (2015-15784-CLS-CLS) a bat surveyor and ecologist with over 20 years experience.

### Survey Summary

Survey	Date	Timings
Visual	16.06.2022	1 Hour
Emergence	24.06.2022	3 Hours.

### Survey constraints

Access to all areas of the exterior of the buildings was possible and good visual inspection at ground level and aerial inspection was possible. Evidence of bat activity such as bat droppings or staining on external walls and surfaces is frequently removed by the action of wind and rain; apparent absence of evidence is therefore evaluated with caution.

In many situations it is not possible to inspect every locations where bats are present therefore it should be assumed that an absence of bat evidence does not necessarily equate to evidence that bats are absent.

Some species such as pipistrelle sp bats are opportunistic and it is possible for individuals to be found during works, even where surveys have had negative results during preliminary and activity surveys.

## Survey Results

### Visual Inspection - Bats

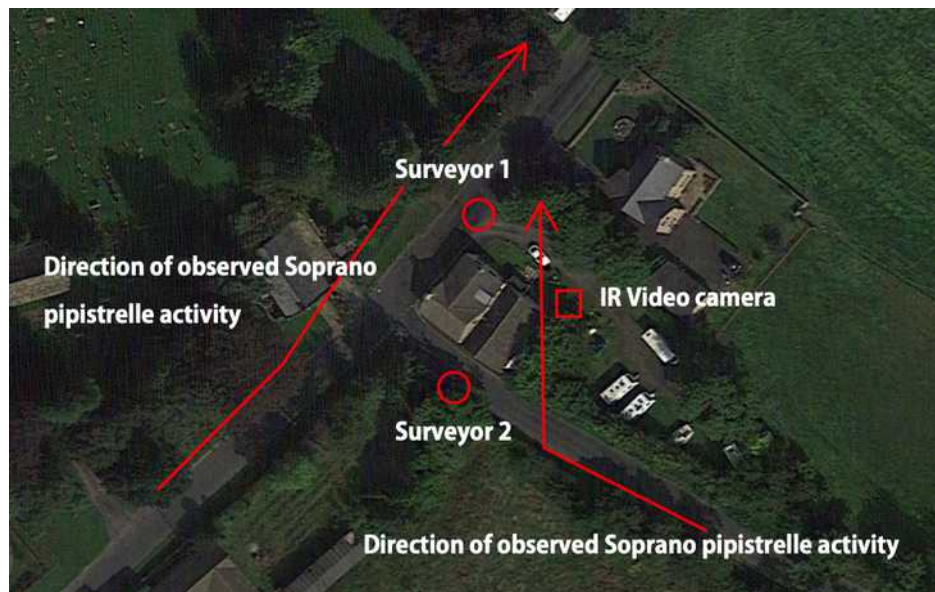
The building was assessed as offering low bat roost potential when the quality of potential roost features was combined with the location of the building and quality of surrounding habitat.

No evidence to suggest use of the building by bats, in the form of scattered droppings, urine splashing, grease staining or feeding remains was recorded.

### Visual Inspection – Nesting birds

No evidence to suggest use of the building by nesting birds was recorded.

### Emergence Survey



Start Temp: 16.3c Finish Temp: 13.8c 50% Clear sky Wind: Bfd1 westerly  
Start: 21.25 Sunset: 21.45 Finish: 23.15

Surveyors equipped with Anabat Walkabout and Anabat Scout full spectrum detectors aided with Canon XA50 and XA25 infrared video cameras were positioned around the building to monitor for emerging bats. Recorded calls were analysed post survey using Anabat Insight software.

A low level of bat activity was recorded during the survey consisting of commuting and foraging soprano pipistrelle bats passing south to north along Old Langho Road, and from the south east through the site between 22.38 and 23.07. No further bat activity was recorded. Activity observed was consistent with bats emerging from distant roosts and commuting to forage.

No bats were recorded emerging the building or using the wider site to forage.

## **Evaluation of the results**

No evidence of use by bats was recorded during the survey and, whilst the buildings on site were assessed as offering low roosting potential, no bats were recorded emerging from the potential roost features during the emergence survey.

Given the lack of emergence recorded, it is considered that the development proposals do not risk negative impacts on roosting bats.

## **Conclusion**

**The building is considered to be of low potential for roosting bats.**

**No evidence was recorded to suggest bats were roosting within the building.**

**No bats were observed or recorded using the building for roosting.**

**No bats were recorded emerging from the building.**

**The surveyor considers survey effort to be reasonable to assess the roost potential of the building and no further survey work is deemed appropriate.**

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## **Proposed Biodiversity Net Gain**

The installation of a a Greenwoods Ecohabitats two Chamber Bat Box or Kent Bat Box within the site would provide roosting potential for the local bat population.

## **Accidental exposure of bats - EMERGENCY ADVICE**

In the unlikely event of bats or their roosts being exposed or vulnerable to harm, suspend further work in that area. Cover the exposed bats to reduce any further risk of harm and seek advice immediately.

Call Dave Anderson (Batworker) on 07894 338290 (mobile); a site visit will be arranged to assess the situation, contact Natural England where necessary, and recover any bats / safely remove them from site.

## **E Bibliography**

Barn Owls and Rural Planning Applications Barn Owl Trust 2009

Barn Owl Survey Methodology and Techniques for use in Ecological Assessments  
Shawyer, C. August 2011

Bat Mitigation Guidelines Natural England 2006

Bat Survey Guidelines 3rd Edition Bat Conservation Trust 2016

Bat Workers Manual 3<sup>rd</sup> Edition JNCC 2004

### **Bats and the Law**

**Wildlife and Countryside Act 1981**, principally those relating to powers and penalties, have been amended by the Countryside and Rights of Way Act 2000 (CRoW Act). The CRoW Act only applies to England and Wales.

#### Section 9(1)

It is an offence for any person to intentionally kill, injure or take any wild bat.

#### Section 9(4)(a)

It is an offence to intentionally or recklessly\* damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection.

(\*Added by the CRoW Act in England and Wales only)

This is taken to mean all bat roosts whether bats are present or not.

#### Section 9(4)(b)

It is an offence to intentionally or recklessly\* disturb any wild bat while it is occupying a structure or place that it uses for shelter or protection.

(\*Added by the CRoW Act in England and Wales only)

### **The Conservation (Natural Habitats, &c.) Regulations 1994**

#### Section 39(1)

It is an offence

(a) deliberately to capture or kill any bat

(b) deliberately to disturb any bat

(d) to damage or destroy a breeding site or resting place of any bat.

The difference between this legislation and the Wildlife and Countryside Act 1981 is the use of the word 'deliberately' rather than 'intentionally'. Also disturbance of bats can be anywhere, not just at a roost. Damage or destruction of a bat roost does not require the offence to be intentional or deliberate.

## **Countryside and Rights of Way (CRoW) Act (2000)**

### **Part III Nature conservation and wildlife protection**

#### **74 Conservation of biological diversity**

- (1) It is the duty of (a) any Minister of the Crown (within the meaning of the Ministers of the [1975 c. 26.] Crown Act 1975), (b) any Government department, and (c) the National Assembly for Wales, in carrying out his or its functions, to have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biological diversity in accordance with the Convention.

## **SCHEDULE 12 AMENDMENTS RELATING TO PART I OF WILDLIFE AND COUNTRYSIDE ACT 1981**

1. In section 1(5) of the 1981 Act (offence of intentional disturbance of wild birds) after "intentionally" there is inserted "or recklessly".

## **The Natural Environment and Rural Communities Act (2006)**

### **PART 3, (40): Duty to conserve biodiversity**

(1) Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.

(3) Conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat.